



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:53:30
Page 1

Assessment Data					Primary Image				
Account	660106822								
Parcel ID	22N15E-30-1-00000-011-0000								
Cadastral ID	30-22-15-00420								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	338381								
BEVERAGE, THOMAS CHARLES									
17910 S RANCH RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	17910 S RANCH RD								
Subdivision									
Lot/Block	/	Parcel Size	21.69 - Acres						
Sec/Twn/Rng	30 / 22 / 15 / 1								
Neighborhood	6020 - UNPLATTED								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.35315769 -95.74679178									
TR DESC 2022-008723 AS COMM SW/C SE; N89.0446E 1437.04'; N07 2902E 185.71' CURVE RIGHT RAD 500 CENT ANG 13.2328 CHORD BEAR N14.1046E CHORD LENGTH 116.59 ARC DIST 116.86'; N20 5229E 189.33' TO POB; N89.5305W 1282.25'; N50.3616W 379.49'; N01 2536W 581.76'; S74.3721E 1787.83'; S20.5229W 375.57' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25	NEW POOL	02/2026							
R25	NEW SFR	10/2025							
R24	NEW SHOP	07/2024	01/2025						
R23	R24 NEW SFR	04/2023	10/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption					
HV	Veteran	Yes	999,999	42,187					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	THE RANCH AT CANEY RIVER LLC	05/17/2022	325,000	21					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	
Remove Cap	2023	Land Value	1,298	604	11%	66	Assessed	42,187	4,754.39
Year Frozen		Improvements	393,613	382,912		42,121	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	42,187	-4,308.00
TIF Project ID	0	Total Value	394,911	383,516		42,187	Total Taxable	0	446.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106822	BEVERAGE, THOMAS CHARLES	28	372,346	40958		433.00		
2024	2024-660106822	BEVERAGE, THOMAS CHARLES	28	372,225	0		585.00		
2023	2023-660106822	BEVERAGE, THOMAS CHARLES	28	586	0	64	7.00		
2022	2022-660106822	BEVERAGE, THOMAS CHARLES	28	586	0	64	7.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:53:30
 Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	5,000 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 /

Cost Approach		Manual : 01/2025	
Base Cost	103.79	Total Misc Impr	+ 36,134
Roofing Adj	+ 5.80	Garage Cost	+ 186,700
Subfloor Adj	+ -2.31	Total RCN	= 378,234
Heat/Cool Adj	+ 12.64	Depreciation (0%)	- 0
Plumbing Adj	+ 9.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 378,234
Adj Base Cost	= 129.50	Lot Value	+ 378,234
Total Area	x 1,200	Indicated Value	= 378,234
Adjusted Cost	= 155,400	Value Per SqFt	315.20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	378,234		
Lot Value			
Indicated Value	378,234	315.20	Per SqFt
Agland Value	1,298		
Site Improvements	15,379		
Total Value	773,145	644.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158275	1300		1,300	23.80		30,940
FPPF	Fireplace - Prefabricated			1 2023	1	5,194.00		5,194



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

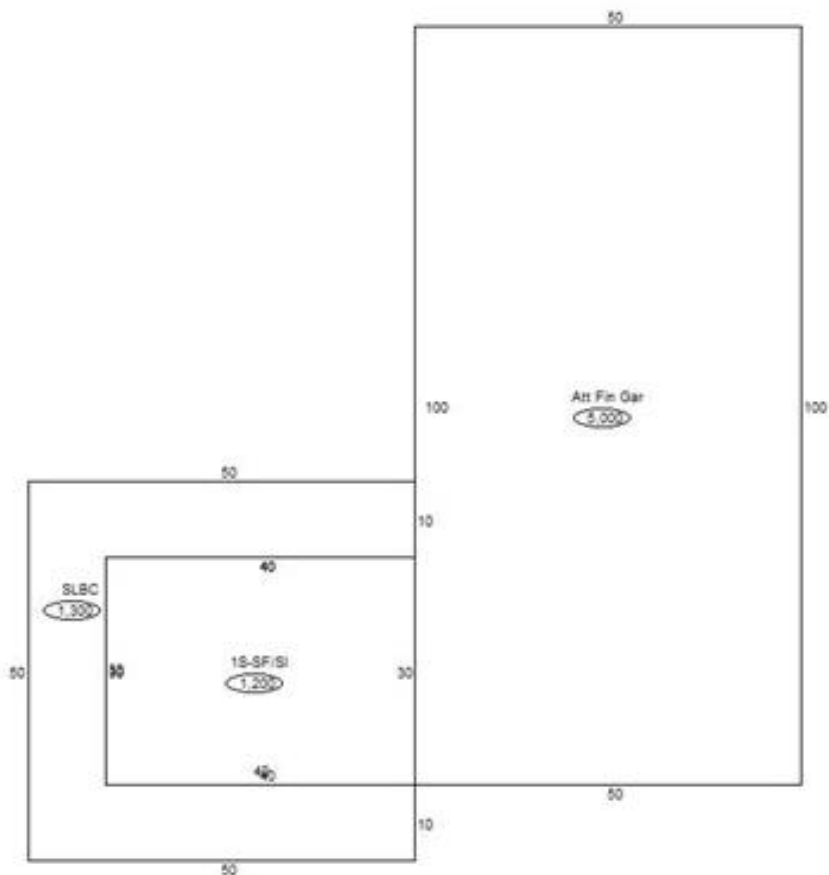
Date 04/18/2026

Time 10:53:30

Page 3

Sketch Image

660106822



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,200	1.000	1,200
2	G	5		20	Att Fin Gar	5,000	1.000	5,000
3	M	PRCH		20	SLBC	1,300	1.000	1,300
Total Building Area						1,200		1,200



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:53:30
Page 4

660106822

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	60x40x20		Formed Metal	2,400
	Qual	3	Cond 3	Year 2024	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (7.12 x 2,400)	17,088	17,088	1,709	15,379



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:53:30
Page 5

Agland Inventory

660106822

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			7.183	108	108	776	776
SO	SOGN SOILS	NTV PST	15			14.507	36	36	522	522
NTV PST Totals						21.690			1,298	1,298
Total Agland						21.690			1,298	1,298